

RESOLUTION NO. 2014-5

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, APPROVING A SITE PLAN FOR A 14,558 SQUARE FOOT MULTI-TENANT SHOPPING CENTER ON PROPERTY LOCATED AT 12-22-24 CRANDON BOULEVARD, AS LEGALLY DESCRIBED ON EXHIBIT "A;" PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; PROVIDING FOR RECORDING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 30-73 of the Village Code of Ordinances (the "Village Code"), Morgan Property Group (the "Applicant"), with the consent of the property owner Key Biscayne Gateway Partners, Ltd., submitted a Planning & Zoning Application bearing Public Hearing # SP-22 (the "Application") seeking approval of a site plan for the development of a 14,558 square foot (2,628 square feet of which is limited to storage) multi-tenant shopping center on an approximately 1.35 acre property, as legally described on Exhibit "A" (the "Property"); and

WHEREAS, the Applicant, with the consent of the owner of the adjacent property located at 51 Harbor Drive, as legally described on Exhibit "B" (the "Harbor Plaza Property"), amended the Application to include and incorporate the Harbor Plaza Property for the sole and exclusive purpose of providing an additional means of egress and ingress to and from the Property; and

WHEREAS, on February 11, 2014, the Village Council conducted a duly noticed public hearing and considered the Application (as amended) in its entirety as well as all testimony and other evidence presented and otherwise made part of the record.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. The Recitals set forth above are hereby adopted, confirmed, and incorporated herein.

Section 2. Findings. The Village Council hereby makes the following findings:

1. The professional analysis and opinions of the Village's Building Planning and Zoning Director (the "Director") as contained in the report dated December 3, 2013 are well founded and support a finding that the site plan review criteria 1, 2, 3(b)(c)(e)(f), 4, 5, 6, 7, & 8 in Section 30-73(g) of the Village Code have been satisfied.

2. Reports prepared for the Village by two professional traffic engineering firms concluded in relevant part as follows:

2.1. The exit and entrance to Harbor Plaza has existing safety and operational issues. The exit from Harbor Plaza and entrance are counter intuitive to traffic patterns (Atkins Report at Page 5); and

2.2. If access to this development is allowed via Harbor Drive, it is expected that the existing hazardous conditions will become substantially worse. It is predictable that this will lead to additional traffic accidents, injuries, or fatalities. It is therefore recommended that if this development is approved that it not be permitted to have access via the current driveways on Harbor Drive. (Moss Report at Page 27).

Additionally, these conclusions were supported by the Director's February 11, 2014 report and hearing testimony as well as fact based testimony of pedestrian and vehicular users of the Harbor Plaza Property, including all Village Council members.

Based upon all of the foregoing and other evidence of record, the site plan review criteria 3(a) in Section 30-73(g) of the Village Code has not been met with respect to the proposed automotive vehicular traffic circulation through the Harbor Plaza Property.

3. The record evidence reflects that prohibiting automotive vehicular traffic from accessing and exiting the Property through the Harbor Plaza Property, in particular at the intersection of Harbor Drive, will limit ingress and egress to Crandon Boulevard and will therefore result in traffic circulation that will conform with the site plan review criteria contained within 3(a) of Section 30-73(g) of the Village Code.

4. The Director's professional analysis and opinion, as contained in his report dated February 11, 2014, states that safe and efficient access for emergency and service vehicles to all areas of the proposed development is provided, as required by Chapter 52.11 of the Florida Building Code, through the two Crandon Boulevard ingress and egress locations as shown on the Site Plan. Therefore, there is evidence that supports a finding that site plan review criteria 3(d) in Section 30-73(g) of the Village Code has been satisfied.

Section 3. Site Plans Approved. The following plans prepared by Bohler Engineering, dated October 10, 2013, and consisting of sheets C-1, C-2, C-2A, C-3, C-4, LD-1, LP-1m, LP-2, Lp-3 and Angel C. Saqui, FAIA, dated October 9, 2013, and consisting of sheets A1.11-A2.11, A2.12, and A2.13, reduced copies of which are attached hereto as Exhibit "C," (collectively, the "Site Plan") are hereby approved, subject to the conditions in Section 4 below.

Section 4. Conditions. The approval granted by this Resolution is subject to compliance with the following conditions:

1. Prior to the demolition of the Property, the Village will be given an opportunity to remove the trees that will not be kept on the Property and plant them within the Village.

2. The eight (8) ft. high chain link fence along the north property line adjacent to Calusa Park shall be replaced with a six (6) ft. high black vinyl coated chain link fence.

3. The Site Plan shall be amended to show that all water (runoff) is contained on the site. The grass area in front of the entrance to the market/pharmacy shall be finished in concrete and the entire entrance area shall be designed as a plaza to enhance the entrance. The design shall be approved by the Director.

4. The proposed 5 ft. pedestrian sidewalk in the parking lot shall be concrete and clearly marked and signed as a sidewalk. Speed bumps shall be approved by the Director and

located at the entrance and exit from the driveway to Crandon Boulevard and along the north driveway. The stop sign shall be placed on the exit at a location determined by the Director.

5. All glass shall be clear. The merchandising cabinets adjacent to the windows shall be no higher than the window sill. Merchandise may be displayed on top of the cabinets but not stacked upon one another. No machine or equipment shall be placed inside the store which blocks views into the store.

6. The first letter of the signs shall be capitalized with the remaining letters in each sign small case. The maximum height of the letters shall not exceed 14 inches for the market/pharmacy and liquor store signs. (See, Director's December 3, 2013 for an analysis of the sign program).

7. There is a proposed fire hydrant at the northeast portion of the site. Fire Department Staff have commented that the hydrant should be relocated to the entrance to Walgreens with a second hydrant at the south side of the property labeled "Future Stand Alone Building."

8. With the exception of golf carts, pedestrians, and bicycles, automotive vehicular circulation between the Harbor Plaza Property and the Property shall be prohibited. Additionally, the following shall be constructed/installed:

a. a three (3) ft. CBS wall located at the property line at the proposed cross-access area with an opening limited in width to permit golf carts, pedestrians, and bicycles.

b. a 6 ft. black vinyl coated chain link fence from the cross-access area along the property line at the Harbor Plaza Property and Property to the sidewalk at Harbor Drive.

c. a three (3) ft. CBS wall along the rear property line at Harbor Plaza Property and Property at the service drive.

9. Fully comply with all subdivision regulations prior to the issuance of any building permit.

Section 5. Recording. This Resolution shall be recorded, prior to the issuance of a building permit, by the Applicant at its expense in the public records of Miami-Dade County. A copy of the proof of recordation shall be submitted to the Building, Zoning and Planning Department prior to the issuance of any building permits.

Section 6. Effective Date. This Resolution shall become effective immediately upon adoption.

Section 7. Appeal. Any appeal of this approval granted under this Resolution shall be filed within 30 days of rendition in accordance with Rule 9.100(c) of the Florida Rules of Appellate Procedure.

PASSED AND ADOPTED this 11th day of February, 2014.


MAYOR FRANKLIN CAPLAN

ATTEST AND RENDERED THIS 5th DAY OF MARCH 2014:


CONCHITA H. ALVAREZ, MMC, VILLAGE CLERK



APPROVED AS TO FORM AND LEGAL SUFFICIENCY:


VILLAGE ATTORNEY

EXHIBIT A

LEGAL DESCRIPTIONS:

That part of Tract 1, of Subdivision of a portion of **MATHESON ESTATE**, according to the Plat thereof, recorded in Plat Book 46, at Page 86 of the Public Records of Dade County, Florida, described as follows:

Beginning at the Northeast corner of Tract 1, run Southwesterly along the Easterly line of said Tract 1 a distance of 150 feet to a point; thence run West parallel to the North line of said Tract 1, a distance of 250 feet to a point; thence run Northeasterly parallel to the Easterly line of said Tract 1 a distance of 150 feet to a point on the North line of said Tract 1, thence run East along the North line of said Tract 1, a distance of 250 feet to the Point of Beginning.

PROPERTY ADDRESS: 12 CRANDON BOULEVARD, Key Biscayne, Florida. 33139

AND

A portion of Tract 1, Subdivision of a portion of **MATHESON ESTATE**, according to the Plat thereof, as recorded in Plat Book 46, at Page 86 of the Public Records of Dade County, Florida, described as follows:

Commencing at the Northeast corner of said Tract 1, thence run Southwesterly along the Easterly line of said Tract 1, a distance of 150 feet to the point of beginning of the parcel of land hereinafter to be described; thence run Southwesterly along the Easterly line of said Tract 1, a distance of 113.32 feet to a point; thence run West parallel to the North line of said Tract 1, a distance of 250 feet to a Point; thence run Northeasterly parallel to the Easterly line of Tract 1, a distance of 113.32 feet to a point; thence run East parallel to the North line of Tract 1, a distance of 250 feet to the Point of Beginning.

PROPERTY ADDRESS: 22-24 CRANDON BOULEVARD, Key Biscayne, Florida. 33139

EXHIBIT B

A portion of Tract I, "SUBDIVISION OF A PORTION OF MATHESON ESTATE", according to the Plat thereof, recorded in Plat Book 46 at Page 86 of the Public Records of Dade County, Florida; said portion of Tract 1 being more particularly described as follows:

BEGIN at the Northwest corner of said Tract 1; thence run East along the North line of said Tract I for a distance of 197.71 feet to a point; thence run South 26 degrees 41 minutes 30 seconds West along a line parallel with the East line of said Tract 1, for a distance of 363.38 feet, to a point on the North line of Harbor Drive of "FOURTH ADDITION TO TROPICAL ISLE HOMES SUBDIVISION", recorded in Plat Book 53, at Page 39, Sheet #2, of the Public Records of Dade County, Florida; thence run WEST along said North line of Harbor Drive, for a distance of 197.28 feet to a point of intersection with a curve on the West boundary of said Tract 1; thence run Northeastwardly along a curve to the right having a radius of 2635 feet, a central angle of 00 degrees 58 minutes 12 second, chord bearing North 26 degrees 12 minutes 24 seconds East, for an arc distance of 44.61 feet to the Point of Tangency; thence run North 26 degrees 41 minutes 30 seconds East, along the West line of said Tract 1, for a distance of 318.58 feet, to the POINT OF BEGINNING.

EXHIBIT "C"



 **Morgan**
ARCHITECTS PLANNERS INTERIORS, LTD.


ANGEL C. SAQUI, FAIA
ARCHITECTS PLANNERS INTERIORS, LTD.

LOCATION MAP

SCALE: 1"=100'



LEGAL DESCRIPTIONS:

PARCEL 1:

That part of Tract 1, of Subdivision of a portion of **MATHESON ESTATE**, according to the Plat thereof, recorded in Plat Book 46, at Page 86 of the Public Records of Dade County, Florida, described as follows:

Beginning at the Northeast corner of Tract 1, run Southwesterly along the Easterly line of said Tract 1 a distance of 150 feet to a point; thence run West parallel to the North line of said Tract 1, a distance of 250 feet to a point; thence run Northeasterly parallel to the Easterly line of said Tract 1 a distance of 150 feet to a point on the North line of said Tract 1, thence run East along the North line of said Tract 1, a distance of 250 feet to the Point of Beginning.

PROPERTY ADDRESS: 12 CRANDON BOULEVARD, Key Biscayne, Florida. 33139

AND

PARCEL 2:

A portion of Tract 1, Subdivision of a portion of **MATHESON ESTATE**, according to the Plat thereof, as recorded in Plat Book 46, at Page 86 of the Public Records of Dade County, Florida, described as follows:

Commencing at the Northeast corner of said Tract 1, thence run Southwesterly along the Easterly line of said Tract 1, a distance of 150 feet to the point of beginning of the parcel of land hereinafter to be described; thence run Southwesterly along the Easterly line of said Tract 1, a distance of 113.32 feet to a point; thence run West parallel to the North line of said Tract 1, a distance of 250 feet to a point; thence run Northeasterly parallel to the Easterly line of said Tract 1, a distance of 113.32 feet to a point; thence run East parallel to the North line of Tract 1, a distance of 250 feet to the Point of Beginning.

PROPERTY ADDRESS: 22-24 CRANDON BOULEVARD, Key Biscayne, Florida. 33139

LEGEND:

F.N. = FOUND NAIL

S.I.P. = SET IRON PIPE

L.F.E. = LOWEST FLOOR ELEVATION

(R) = RECORD

(M) = MEASURED

—●— WOOD POLE WITH OVERHEAD ELECTRIC LINE

—■— CONCRETE AREAS

—■— PAVED AREAS

—○— 8' HIGH METAL FENCE

—■— CHAIN LINK FENCE

—■— ELECTRIC METER

—■— CATCH BASIN

—■— CONCRETE BLOCK STRUCTURE

—■— WATER METER

—■— SANITARY SEWER MANHOLE

—■— CONC. LIGHT POLE

—■— PHONE BOOTH

—○— CLEAN OUT

—○— CENTER LINE

J. F. LOPEZ & ASSOCIATES, INC.

CONSULTING LAND SURVEYORS AND PLANNERS

CERTIFICATE N° LB.3192, STATE OF FLORIDA

7900 NW. 155th ST, SUITE 104, MIAMI LAKES, FL.33016

Ph: (305) 828-2725 Fax: (305) 828-3589

I HEREBY CERTIFY: THAT A SURVEY OF THE PROPERTY AS DESCRIBED IN THE FOREGOING CAPTION HAS BEEN MADE UNDER MY DIRECTION, AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17-05, OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

THIS IS NOT A VALID SURVEY WITHOUT THE UNDERSIGNED SURVEYOR'S SIGNATURE AND EMBOSSED RAISED SEAL.

BY:

JOSE F. LOPEZ, P.S.M.
Professional Surveyor & Mapper
N°3086, State of Florida.

SURVEYOR'S NOTES:

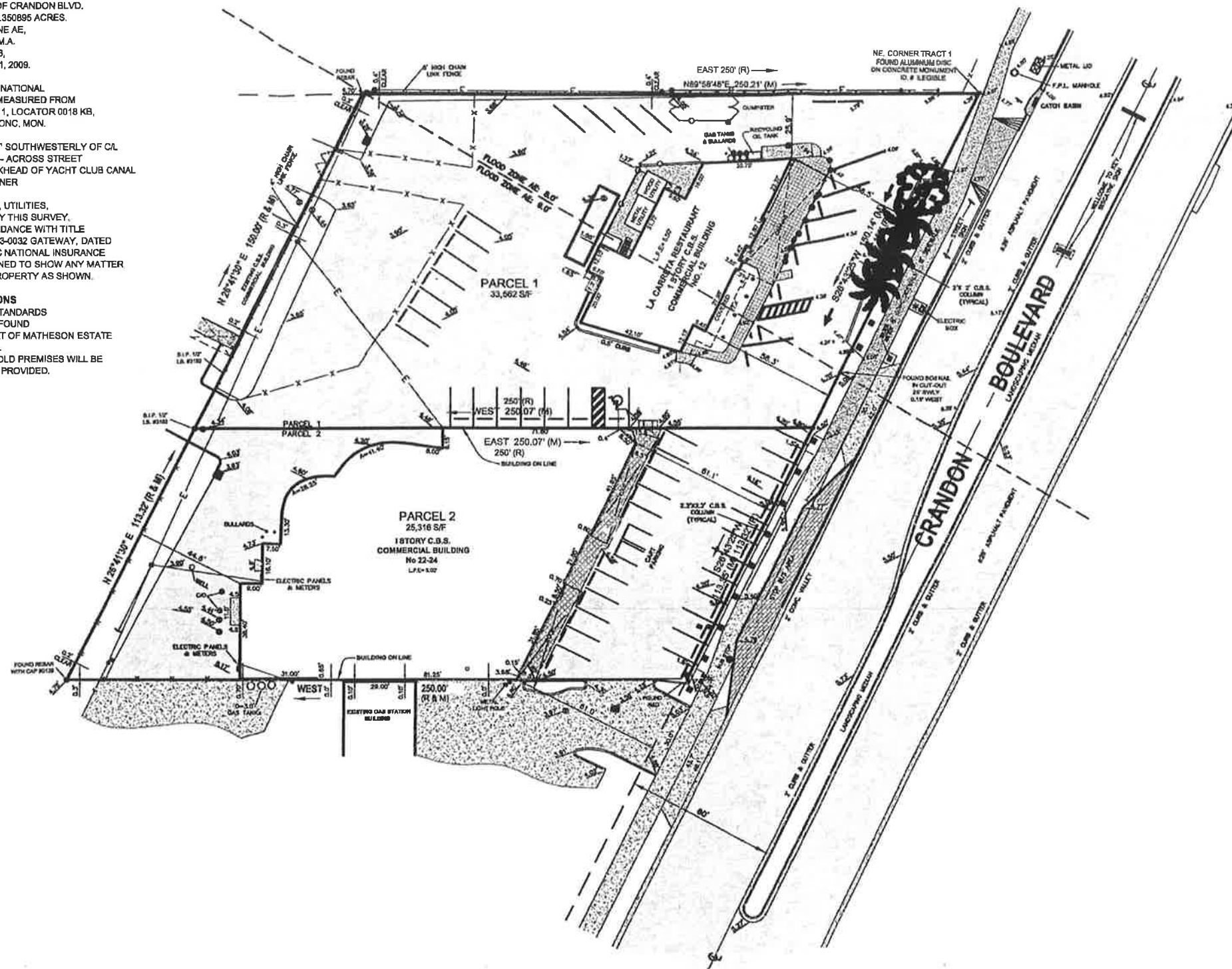
- 1- TYPE OF SURVEY: BOUNDARY & ELEVATIONS
- 2- BEARINGS & DISTANCES SHOWN ARE IN SUBSTANTIAL COMPLIANCE WITH THOSE RECORDED UNLESS OTHERWISE NOTED.
- 3- BEARINGS ARE BASED ON AN ASSUMED VALUE OF S 28°41'30" W ALONG THE WEST R/W LINE OF CRANDON BLVD.
- 4- PROPERTY AREA: 58,845 SQUARE FEET = 1.350895 ACRES.
- 5- THIS PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION: 9.0', AS PER F.E.M.A. MAP COMMUNITY No.120848, PANEL No.0483, SUFFIX L, LAST REVISED ON SEPTEMBER 11, 2009.
- 6- ALL ELEVATIONS THUS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1928, AS MEASURED FROM MIAMI DADE COUNTY, BENCHMARK No MI-11, LOCATOR 0018 KB, ELEVATION: 4.35' AND IS A BRASS BAR IN CONC. MON. HARBOR DRIVE — 48' NORTH OF C/L KEY BISCAYNE YATCH CLUB DRIVE — 32.7' SOUTHWESTERLY OF C/L OF GATE ADDRESS # 181 HARBOR DRIVE — ACROSS STREET 15.6' NORTHEASTERLY OF NE. END OF BULKHEAD OF YACHT CLUB CANAL
- 7- LEGAL DESCRIPTION AS PROVIDED BY: OWNER
- 8- USE OF PROPERTY: COMMERCIAL
- 9- UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR SEPTIC TANKS WHERE NOT LOCATED BY THIS SURVEY.
- 10- THIS SURVEY HAVE BEEN MADE IN ACCORDANCE WITH TITLE COMMITMENT AGENT'S FILE REFERENCE 13-0032 GATEWAY, DATED MARCH 22, 2013, ISSUED BY OLD REPUBLIC NATIONAL INSURANCE COMPANY, FURNISHED TO THE UNDERSIGNED TO SHOW ANY MATTER OF RECORDS AFFECTING THE SUBJECT PROPERTY AS SHOWN.

SCHEDULE B-2 EXCEPTIONS

- ITEMS 1, 2, 3, 5, 8, 7, 8, 9, 10 AND 11 ARE STANDARDS
ITEM 2C: NO ENCROACHMENT HAS BEEN FOUND
ITEM 4: MATTERS CONTAINED ON THE PLAT OF MATHESON ESTATE AFFECT THE SUBJECT PROPERTY.
ITEM 12: LEGAL DESCRIPTION OF LEASEHOLD PREMISES WILL BE PREPARED WHEN BOUNDARIES BE PROVIDED.

SKETCH OF SURVEY

SCALE: 1"=20'



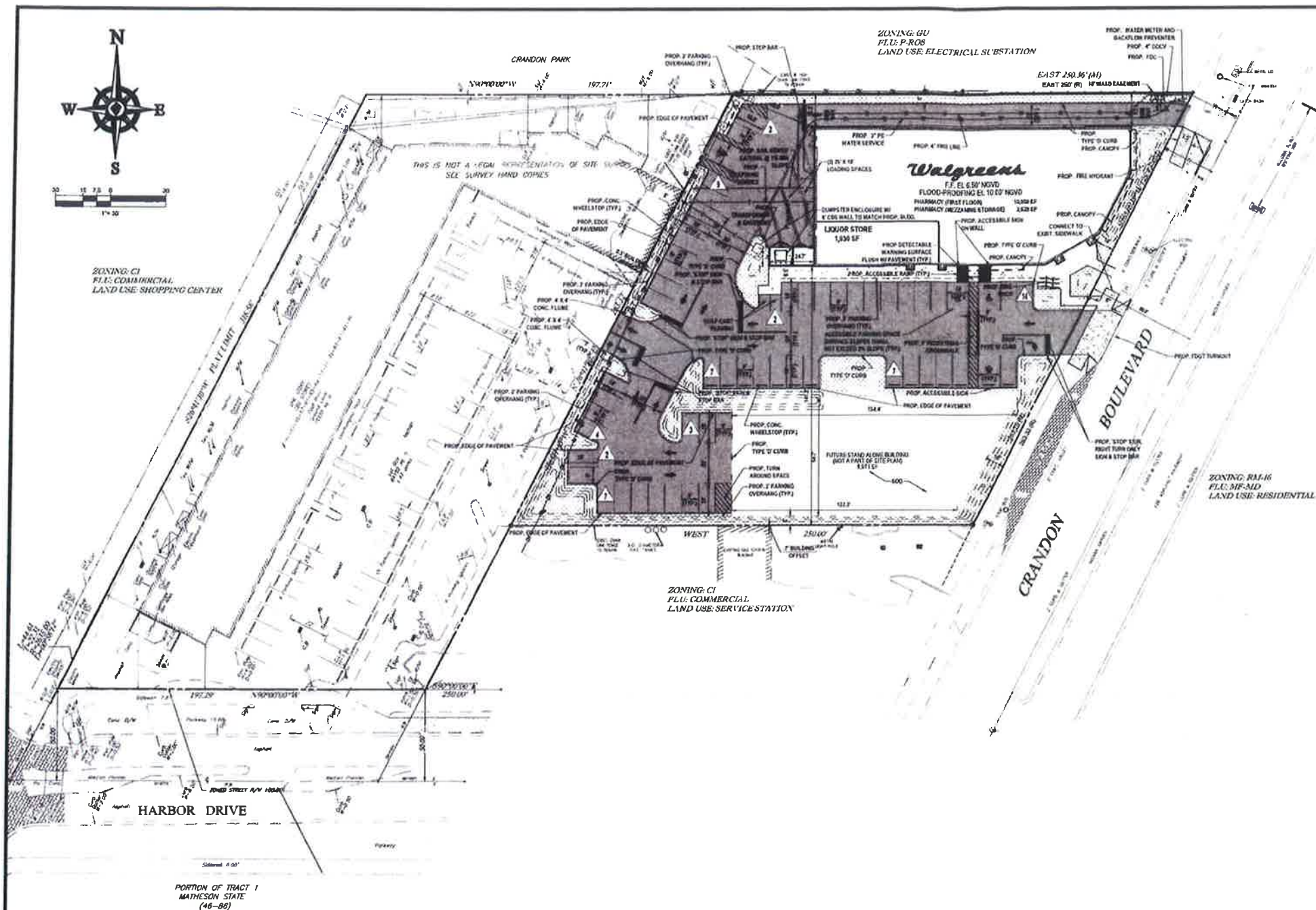
CERTIFIED TO:

Walgreens Co.,
Attorneys' Title Fund Services, LLC,
Key Biscayne Gateway Partners, Ltd., a Florida limited partnership,
and Florida Investment Partners, Inc.

APRIL 6, 2013	120813	JFL	ON FILE	110638-110617	ADD NEW TITLE COMMITMENT
SEPTEMBER 8, 2012	120813	JFL	ON FILE	110638-110617	REVISED, UPDATED & RECERTIFIED
MAY 21, 2012	120507	JFL	H6-45	110638	RECERTIFICATION
JUNE 18, 2011	110617	JFL	H6-45	110617	REVISED & UPDATED
MAY 23, 2009	090515	JFL	H6-45	090515	REVISED & UPDATED
APRIL 04, 2007	070370	MT.P.	H6-45	070370	REVISED & UPDATED
DECEMBER 04, 2006	061133	MT.P.	H6-45	061133	BOUNDARY SURVEY & ELEVATIONS
DATE OF FIELD WORK:	ORDER N°	DRAWN BY:	FIELD BOOK:	CAD FILE:	REVISIONS:



ZONING: C1
F.L.U.: COMMERCIAL
LAND USE: SHOPPING CENTER



ZONING: C1
F.L.U.: COMMERCIAL
LAND USE: SERVICE STATION



LOCATION MAP
SCALE: 1"=100'

SITE DATA

ZONING: C-1 (COMMERCIAL LOW INTENSITY)

F.L.U.: COMMERCIAL

BUILDING AREA	
PROPOSED RETAIL (FIRST FLOOR)	10,000 SF
PROPOSED RETAIL STORAGE (MEZZANINE STORAGE)	2,628 SF
LIQUOR STORE	1,430 SF
TOTAL AREA	14,058 SF

LOT AREA	TOTAL	PHARMACY	FUTURE STAND ALONE BUILDING
58,815 SF (1.35 AC) 100%	58,815 SF (1.35 AC) 100%	48,844 (84.6%)	8,971 (15.2%)
PERVIOUS AREA	11,234 SF (26 AC) 19.1%	2,267 (2.0%)	8,971 (15.2%)
IMPERVIOUS AREA	47,581 SF (1.09 AC) 80.9%	47,581 (80.9%)	0 (0%)

MAX LOT COVERAGE	REQUIRED	28.3%	0%
FAR (MAX.)	0.5	0.25	0.0
MAX HEIGHT	3 STORY (35')	1 STORY (10.68')	N/A

MINIMUM SETBACKS	15'	10'	0'
FRONT (EAST)	15'	10'	0'
REAR (WEST)	0'-30'	48.4'	0'
SIDE (NORTH)	0'-30'	18.3'	0'
SIDE (SOUTH)	0'-30'	141.2'	0'

PARKING	REQUIRED	AREA	RATIO	SPACES
PROPOSED RETAIL (FIRST FLOOR)				
RETAIL	9,380 SF	1/220	42.6	
STORAGE	628 SF	1/2,000	0.3	
PROPOSED RETAIL (MEZZANINE STORAGE)	2,628 SF	1/2,000	1.3	
LIQUOR STORE	1,430 SF	1/220	6.5	
RETAIL	500 SF	1/2,000	0.3	
STORAGE				
TOTAL				51 SPACES

PROVIDED	REGULAR SPACES	ADA SPACES	OSLF CARP	TOTAL
	52	3	2	57

FEMA FLOOD ZONE AE (EL. 8.8 & 9.0 NGVD)

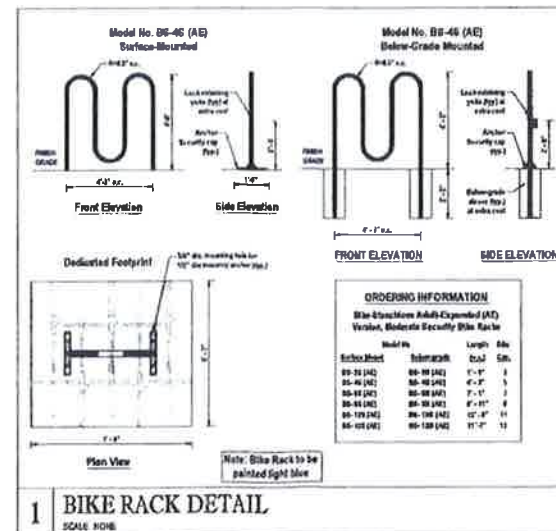
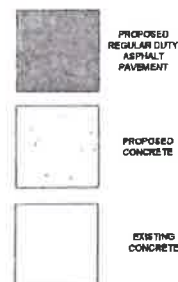
NOTES:

- ALL BUILDINGS SHALL BE FLOOD-PROOFED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
- LIQUOR STORE TO BE SERVED BY UTILITY SERVICES
- WALL BETWEEN LIQUOR STORE AND ADJACENT TENANT TO BE COMPRISED OF CBS OR EQUIVALENT MATERIAL
- NO ACCESS FROM / TO LIQUOR STORE AND ADJACENT TENANTS.

LEGEND

EXISTING	TYPICAL NOTE TEXT	PROPOSED
	UNDERGROUND WATER LINE	W
	UNDERGROUND ELECTRIC LINE	E
	UNDERGROUND TELEPHONE LINE	T
	SANITARY SEWER	S
	RACK/LOW PREVENTER	Z
	FIRE HYDRANT	H
	WATER METER	M

HATCH LEGEND



BOHLER ENGINEERING
CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE
9 WATKINS
SUITE 100
10000 W. BOYD AVE.
DADE COUNTY, FL 33157
TEL: (305) 222-7070
FAX: (305) 222-7071
WWW.BOHLENGINEERING.COM

REV	DATE	REVISIONS	BY
1	04-04-12	REVISED PER CITY COMMENTS	LEV
2	05-10-13	ADDRESS CITY COMMENTS	JFV

NOT FOR CONSTRUCTION

PROJECT NO.: PY20079
DRAWN BY: JFV
DATE: 01-10-13
SCALE: AS NOTED
CAD ID: F120079 SITE PLAN

PROJECT:
CRANDON BLVD. & CRANDON PARK
FOR
MORGAN PROPERTIES

VILLAGE OF KEY BISCAYNE
MIAMI-DADE COUNTY, FLORIDA

BOHLER ENGINEERING
PROFESSIONAL ENGINEER
PAUL J. BOHLER
10000 W. BOYD AVE., SUITE 100
DADE COUNTY, FL 33157
TEL: (305) 222-7070
FAX: (305) 222-7071
WWW.BOHLENGINEERING.COM

PROFESSIONAL ENGINEER
MICHAEL A. TROXELL
November 18, 2013
FLORIDA LICENSE NO. 10574
FLORIDA BUSINESS CERT. OF AUTH. NO. 27701

SHEET NUMBER
C-1



CRANDON PARK

THIS IS NOT A LEGAL REPRESENTATION OF SITE SURVEY
SEE SURVEY HARD COPIES

Walgreens

F.F. EL. 6.50 NGVD
FLOOD-PROOFING EL. 10.00 NGVD

LIQUOR STORE
1,930 SF

BOULEVARD

CRANDON

Project on Tuesday, November 10, 2015, 3:28 PM by Morgan Properties

LABOR DRIVE



BOHLER
ENGINEERING

CORPORATE OFFICE
1000 N. W. 10th Ave.
Suite 1000
Fort Lauderdale, FL 33304
Phone: (954) 200-7000
Fax: (954) 200-7070
www.bohler-engineering.com

PROJECT MANAGER
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CIVIL & CONSULTING ENGINEERS
SURVEYING

REV	DATE	REVISIONS	BY
1	04-08-15	REVISED PER CITY COMMENTS	LDT
2	10-10-15	ADDRESS CITY COMMENTS	JPV

NOT FOR CONSTRUCTION

PROJECT No: F128078
DRAWN BY: JPV
CHECKED BY: JAV
DATE: 01-18-15
SCALE: AS NOTED
CAD (L): P18879 P00-00

PROJECT
CRANDON BLVD. & CRANDON PARK
FOR
MORGAN PROPERTIES

VILLAGE OF KEY BISCAYNE
MIAMI-DADE COUNTY, FLORIDA



BOHLER
ENGINEERING

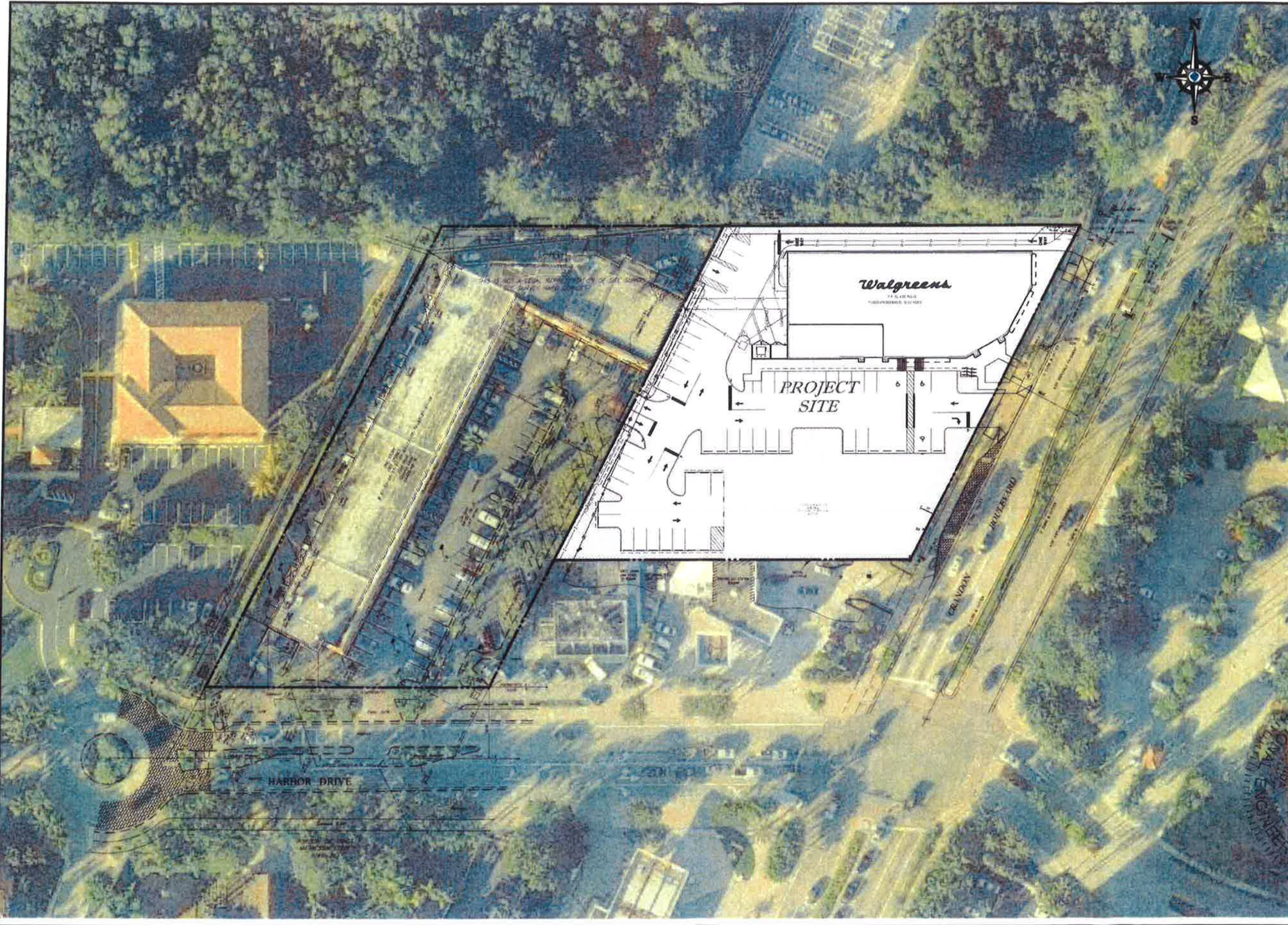
Professional Engineer
Michael A. Troxelle
Florida License No. 55915
www.bohler-engineering.com

MICHAEL A. TROXELE

PROFESSIONAL ENGINEER
November 10, 2015
FLORIDA LICENSE NO. 55915
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

SHEET TITLE
CONCEPTUAL PAVING, GRADING & DRAINAGE PLAN

SHEET NUMBER
C-2A

[illegible]

NOT FOR
CONSTRUCTION

PROJECT

**CRANDON BLVD. &
CRANDON PARK**

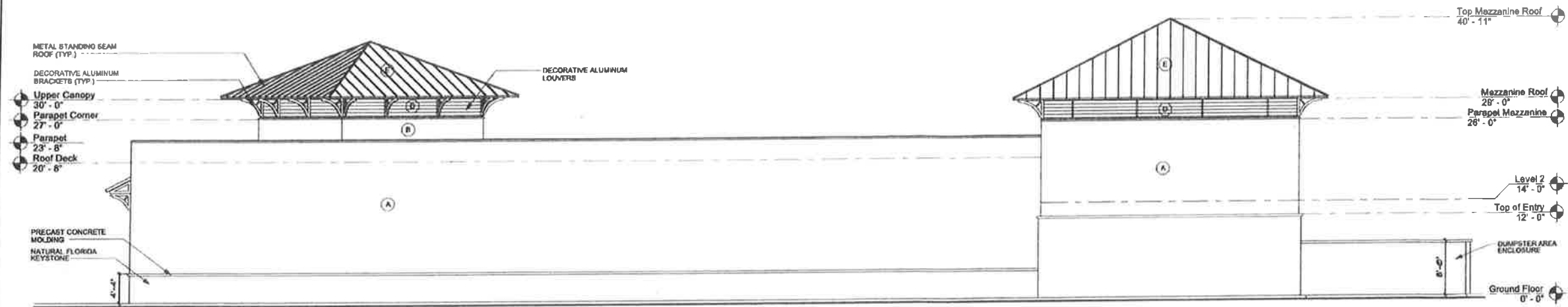
— FOR —

MORGAN PROPERTIES

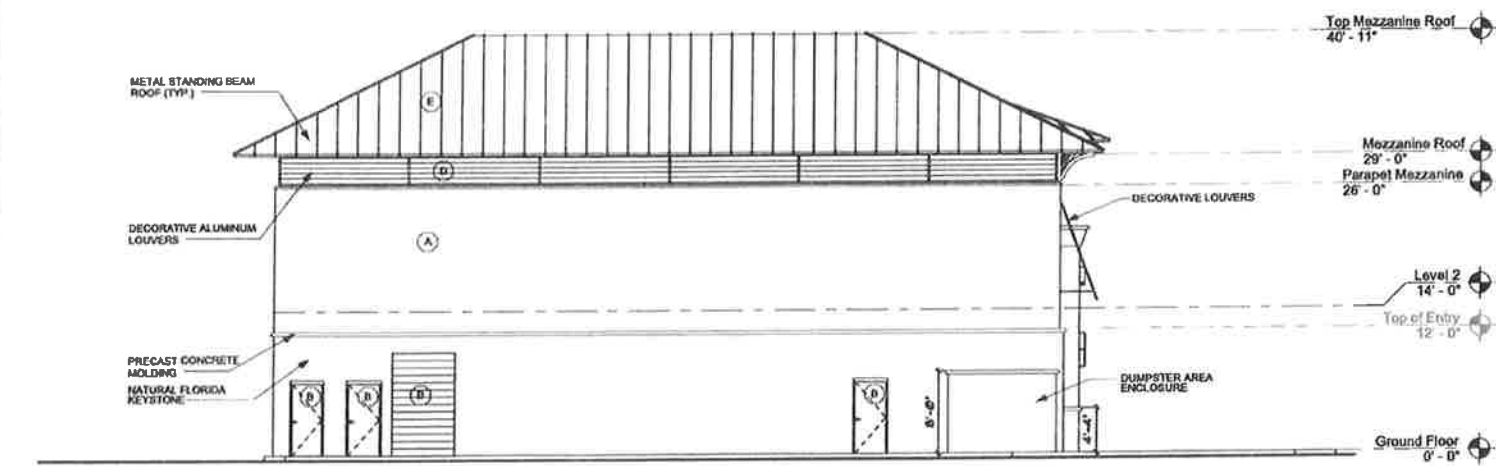

BOHLER
ENGINEERING

MICHAEL A. TROXELL
PROFESSIONAL ENGINEER
November 1, 2013
FLORIDA LICENSE NO. 30532
FLORIDA BUSINESS UNIT OF AUTH. 11/01/13

SHEET TITLE
AERIAL
PLAN
★ TROXELL
C-4



3 NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

COLOR LEGEND - SHERWIN WILLIAMS PAINT

(A)	SW 6387 - COMPATIBLE CREAM (BODY COLOR 1)
(B)	SW 7503 - STICKS AND STONES (BODY COLOR 2 FOR ENTRY TOWER TO WALGREENS STORE AND LIQUOR STORE PORTICO)
(C)	SW 6320 - BRAVADO RED (ACCENT COLOR 1 FOR RECESSED ENTRY BEAM)
(D)	SW 7524 - DHURRIE BEIGE (ACCENT COLOR 2 FOR ALL LOUVERS AT SECOND FLOOR LEVELS, BAHAMA SHUTTERS AND TRIM)
(E)	ZINC GREY - STANDING SEAM METAL ROOFS

Walgreens

PROJECT NO.
PROJECT TYPE: NEW CONSTRUCTION

DRAWINGS/SPECIFICATIONS BY:
☐ WALGREENS
☒ LANDLORD'S CONSULTANT
ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:
☐ WALGREENS' CONTRACTOR
☒ LANDLORD'S CONTRACTOR (TO BE SELECTED)

STORE	BUILDING
NEW <input checked="" type="checkbox"/>	NEW <input checked="" type="checkbox"/>
REMODELING <input type="checkbox"/>	EXISTING <input type="checkbox"/>
RELOCATION <input type="checkbox"/>	NEW SHELL ONLY <input type="checkbox"/>
OTHERS <input type="checkbox"/>	



ANGEL C. SAQUI, FAIA
ARCHITECTS + PLANNERS + INTERIORS, LTD.

200 WEST 10TH AVENUE, SUITE 1000
CORAL GABLES, FLORIDA 33134
TEL: (305) 442-1111 FAX: (305) 442-1112
WWW.ANGELSAQUIARCHITECTS.COM

a Development of
MORGAN PROPERTY GROUP
13024 Ballantyne Corporate Place
Suite 250
Charlotte, N.C. 28277
PHONE: (704) 585-4000
FAX: (704) 585-4001

NO.	DATE	BY	DESCRIPTION	CONSIST
-----	------	----	-------------	---------

REVISIONS
CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA AS SIGNIFIED BY MY HAND AND SEAL.

SEAL
ANGEL C. SAQUI II, AIA
AR# 0012558

PROJECT NAME
Walgreens
AT
(NWC) DRANDON BLVD. & HARBOR DRIVE
KEY BISCAYNE, FL
DRAWING TITLE
EXTERIOR ELEVATIONS

CADD PLOT: .1226	SCALE: 1/8" = 1'-0"	DRAWING NO.
VOID PLOT:	DRAWN BY: C.V.L.P.	A2.12
SUPERSEDES PLAN DATED:	DATE: 03/01/13	
	REVIEWED BY: A.C.S.II	OF DWGS

